

**WASHINGTON TOWNSHIP HISTORIC PRESERVATION COMMISSION  
MINUTES**

April 1, 2015

This regularly scheduled meeting of the Washington Township Historic Preservation Commission (HPC), advertised in the *Observer Tribune* and the *Daily Record* in accordance with the Open Public Meeting Act and posted on the Municipal Building bulletin board and the Washington Township (the Township) website, was called to order at 7:35 by Chairman Stokes.

**Present:** Eileen Stokes, Jennifer Gorini, Jim Fitterer, Gregg Forsbrey, Leah Korbel, Susan Penney, Ed Gagne

**Absent:**

**Minutes:**

- **March 4, 2015.** These minutes were **held over.** ~~not accepted at this meeting.~~
- **March 18, 2015.** Gregg Forsbrey moved to accept the minutes. Eileen Stokes seconded the motion. Eileen Stokes, Jennifer Gorini, and Gregg Forsbrey unanimously approved the minutes with no abstentions.

**Applicants:**

- **Laura and Ken Knipmeyer, Middle Valley Post Office and Garage/Lauerman's, 360 West Mill Road, Middle Valley Historic District (MVHD), B54 L9.** The Knipmeyers are under contract to buy 360 West Mill Road. Their application before the WTHPC today is to: (1) remediate the contamination at the property, (2) remove the awning on the main building on the property, and (3) demolish the existing barn. All future work at the property, including actions once the remediation is complete, will be presented to the WTHPC at future meetings.

**1. Remediate Contamination**

The WTHPC had no objections to the Knipmeyers remediating the contamination on the property.

**2. Remove Awnings**

Gas tanks that have been removed from the property leaked and the contaminated soil needs to be removed. The awning on the front of the main building needs to be taken off the building to remove the soil. The main building is a noncontributing structure. The WTHPC had no objections to permanently removing the wings of the awning on the left and right sides of the front of the building, which are not original to the building. In addition, the WTHPC had no objections to **temporarily** removing the large awning in the center of the front of the building. This awning is original to the building and remains from when the building was used as a gas station, car garage, residence, and luncheonette. The WTHPC provided opinions as to whether the awning should be replaced or could be removed permanently. Opinions included: (1)

the awning should be replaced once remediation is complete because it is historic, original to the building, and is an important and prominent architectural aspect of its former use as a gas station and car garage within the district; (2) it is acceptable to permanently remove the awning in consideration of its current and future use as a residence and the best interest of the structure; (3) it is acceptable to permanently remove the awning due to other modern renovations on the building; and (4) architectural aspects of the building that indicate its historic use should be preserved and replacement of the awning may or may not be a way to achieve this.

The WTHPC advised that whether or not the awning is replaced, the posts of the awning should be preserved as they are original to the building. The WTHPC asked for the Knipmeyers to come back to the next meeting with designs and options for: (1) a replacement awning of the same footprint and design of the existing awning; (2) a representation of the existing awning that may have a different footprint and/or design; or (3) removal the awning. Gregg Forsbrey read from V. Standards of Evaluation of the bylaws for the WTHPC members to consider while making a decision regarding the awning.

### **3. Demolish Barn**

The frame barn is contributing structure **that predates the post office/gas station** and was damaged by a tree that fell on it during **Hurricane Sandy in 2012** ~~a storm~~. The barn is unsafe right now and the architect advised that it is not feasible to restore. The architect also said that the construction and quality of the barn is poor and it cannot be rebuilt. Their intention is to leave stone foundation. Eileen Stokes wants more photos to include in the barn survey before it is demolished.

The WTHPC also reviewed and provided feedback on the site plan concepts for the property including parking, driveways, duplex, and architectural design.

Jim Fitterer moved to allow the Knipmeyers to remediate the contamination on the property, to permanently remove the awnings on the front left and right of the building that are not original to the building, to temporarily remove the large awning on the front center of the building (permanent removal or future replacement will be discussed at a future meeting), and to demolish the existing barn. Gregg Forsbrey seconded the motion. Eileen Stokes, Jennifer Gorini, Jim Fitterer, Gregg Forsbrey, Leah Korbel, Susan Penney, and Ed Gagne unanimously approved the motion.

### **New Business:**

- **Resignation.** Dale Blum has resigned from the WTHPC.
- **Historic Preservation Awards.** Please email your nominations.
- **Financial Disclosure Forms.** Due by April 30.

Gregg Forsbrey moved to adjourn the meeting. Susan Penney seconded the motion. Eileen Stokes, Jennifer Gorini, Jim Fitterer, Gregg Forsbrey, Leah Korbelt, Susan Penney, and Ed Gagne unanimously adjourned the meeting at 10:07.

Respectfully Submitted,  
Jennifer Gorini

The minutes were approved with emendations at the May 6, 2012, regular meeting.  
Motion by Susan Penney, Second by Leah Korbelt. Aye: Forsbrey, Korbelt, Penney, Stokes.  
Nay: 0. Abstain: 0.